079.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,900 / 866,900
					USE VALUE:	866,900 / 866,900
					ASSESSED:	866,900 / 866,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAMON DAVID L/ETAL
Owner 2:	DAMON PARNELL MACEE
Owner 3:	
Street 1:	54 BRATTLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,733 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5733.000	451,600	900	414,400	866,900
Total Card	0.132	451,600	900	414,400	866,900
Total Parcel	0.132	451,600	900	414,400	866,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.68 | /Parcel: 458.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49058
GIS Ref
GIS Ref
Insp Date 11/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 079.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	451,600	900	5,733.	414,400	866,900	866,900	Year End Roll	12/18/2019
2019	101	FV	344,500	0	5,733.	414,400	758,900	758,900	Year End Roll	1/3/2019
2018	101	FV	344,500	0	5,733.	278,200	622,700	622,700	Year End Roll	12/20/2017
2017	101	FV	344,500	0	5,733.	266,400	610,900	610,900	Year End Roll	1/3/2017
2016	101	FV	344,500	0	5,733.	242,700	587,200	587,200	Year End	1/4/2016
2015	101	FV	319,900	0	5,733.	195,400	515,300	515,300	Year End Roll	12/11/2014
2014	101	FV	319,900	0	5,733.	174,600	494,500	494,500	Year End Roll	12/16/2013
2013	101	FV	319,900	0	5,733.	165,800	485,700	485,700		12/13/2012

!6436!

PRINT

Date	Time
12/10/20	21:12:58

LAST REV

Date	Time
07/23/19	09:10:25

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNNWORTH ANN	24855-216		9/15/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	49058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2006	201	Addition	230,000			G7	GR FY07	18X18 ADD @ REAR &

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
5/13/2009	Measured	197	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
1/11/2000	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5733		Sq. Ft.	Site		0	70.	1.03	11									414,393						414,400	

Total AC/HA: 0.13161 | Total SF/SM: 5733 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 414,393 | Spl Credit | Total: 414,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	174.760
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473355
Depreciation:	21774
Depreciated Total:	451581

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

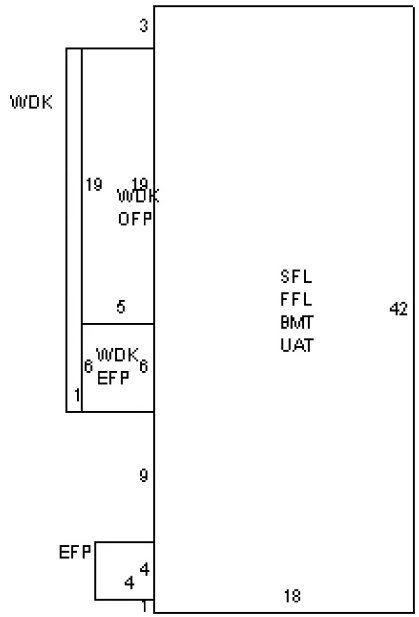
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	192.24
Special Features:	0	Val/Su Net:	164.34
Final Total:	451600	Val/Su SzAd	298.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	756	83.880	63,417
FFL	First Floor	756	174.760	132,119
SFL	Second Floor	756	174.760	132,119
UAT	Upper Attic	189	69.900	13,212
WDK	Deck	150	12.670	1,900
OFP	Open Porch	95	33.870	3,217
EFP	Enclos Porch	46	72.590	3,339
	Net Sketched Area:	2,748	Total:	349,323
Size Ad	1512	Gross Are	3315	FinArea 1890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1950	0.00	T	40	101						
19	Patio	D	Y	1	9x9	A	AV	1998	6.00	T	16.8	101			400			400
19	Patio	D	Y	1	5x19	A	AV	1998	6.00	T	16.8	101			500			500

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900